

Raghuvir
Spelito

MAKE
SMART
CHOICES
IN YOUR
LIFE
WITH
#RAGHUVIR

Raghuvir **Spelito** at your fingertip
See It, Feel It, Live It.



UNLOCKING

DREAM

CRAFTING

YOUR IMAGINATION

luxury crafted exclusively for you.
at **RAGHUVIR SPELITO** we have designed
life style that satisfy your every single wish.





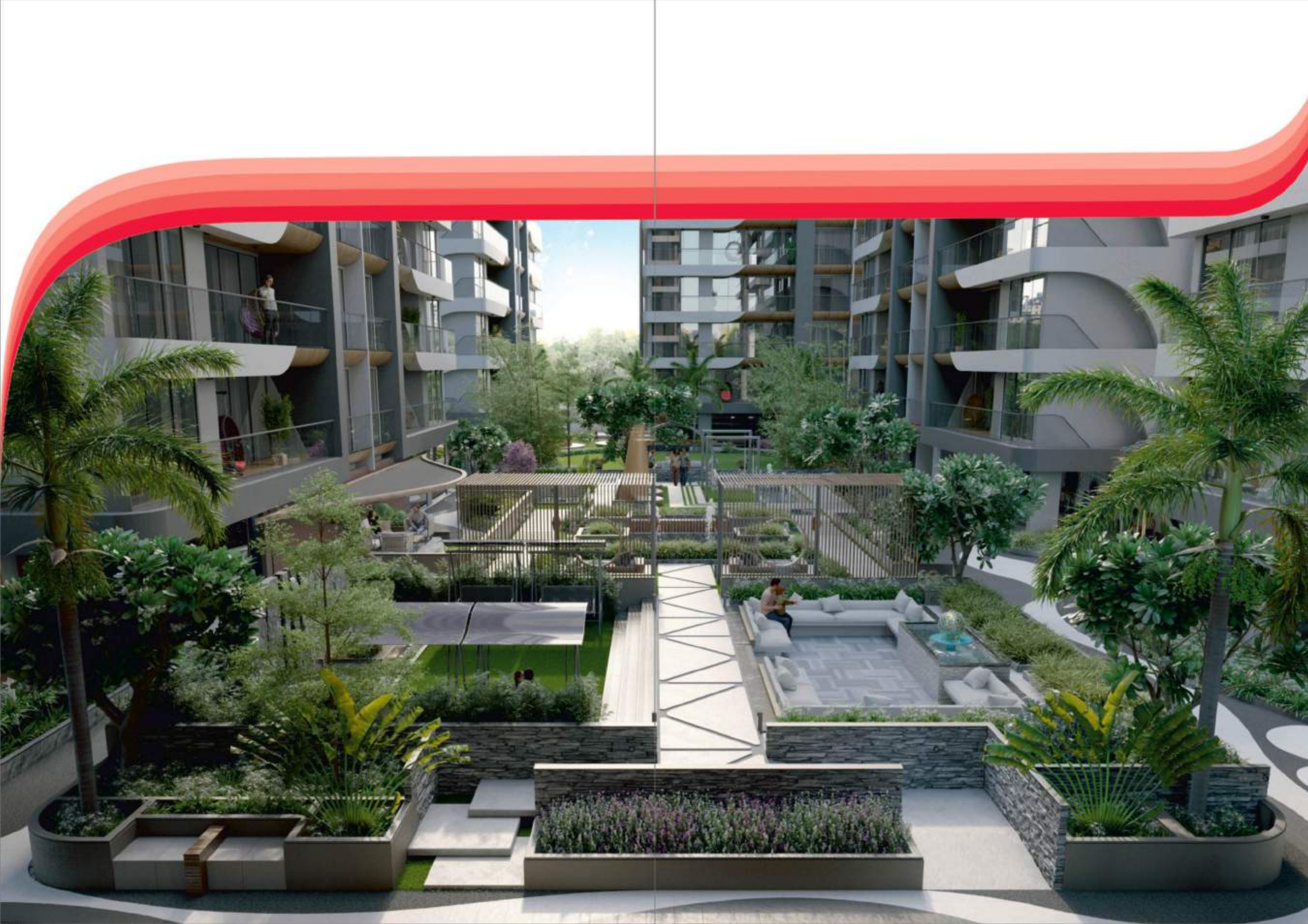


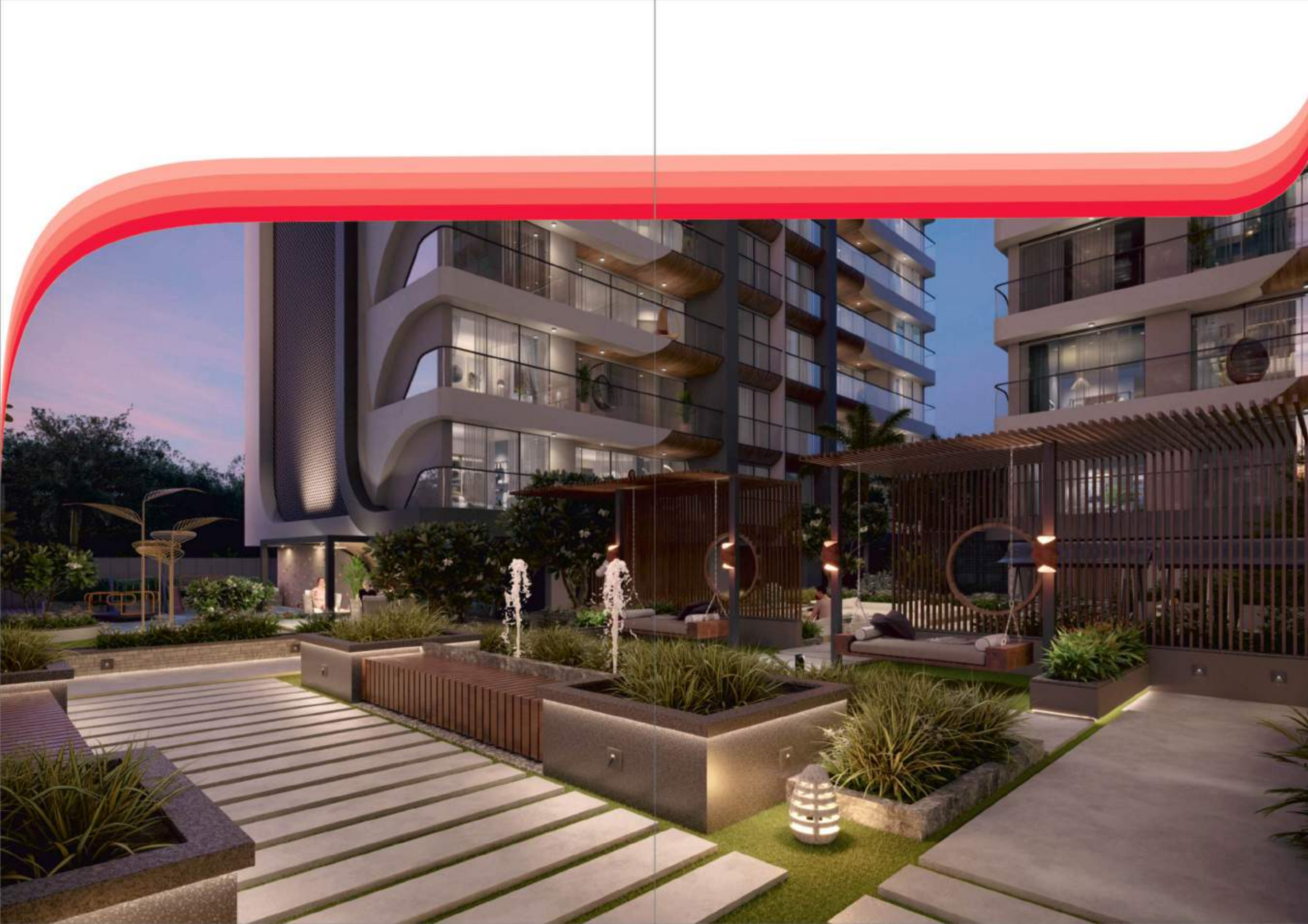
Subtly Elegant

Raghuvir Spelito Brings The Right Blend Of
Ripe Design With Genuine Practicality.









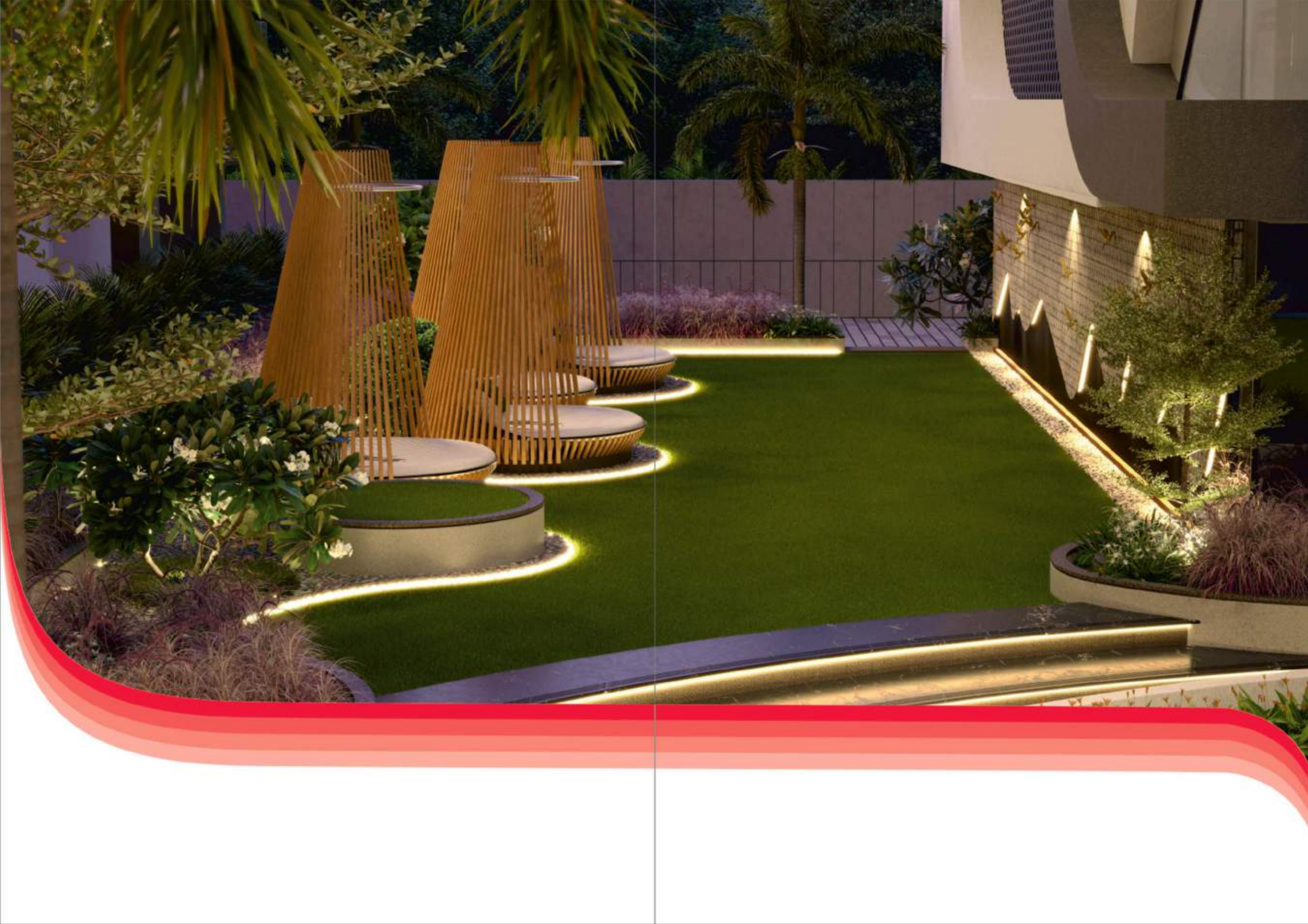


FOUNTAIN





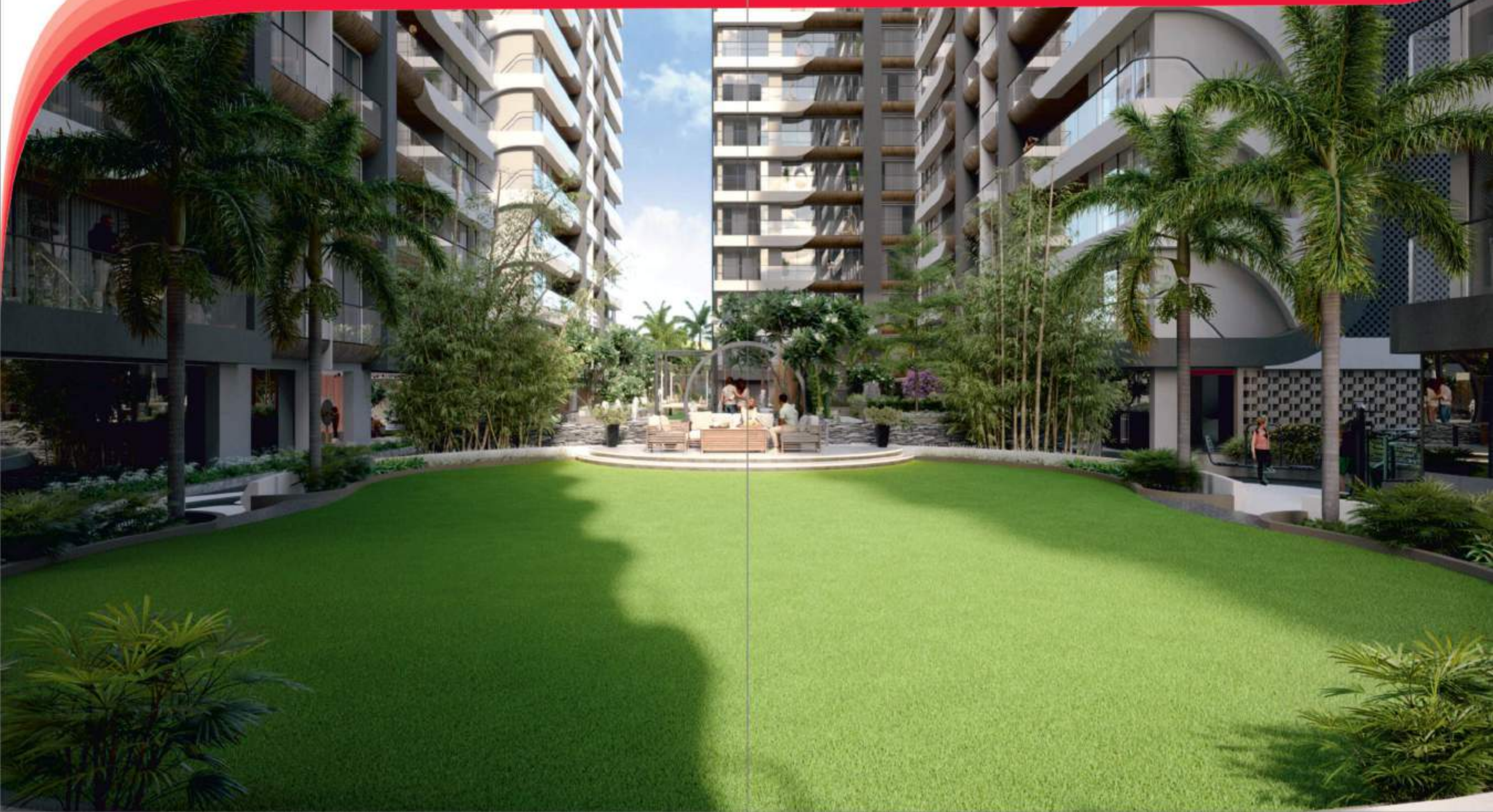
GAZEBO





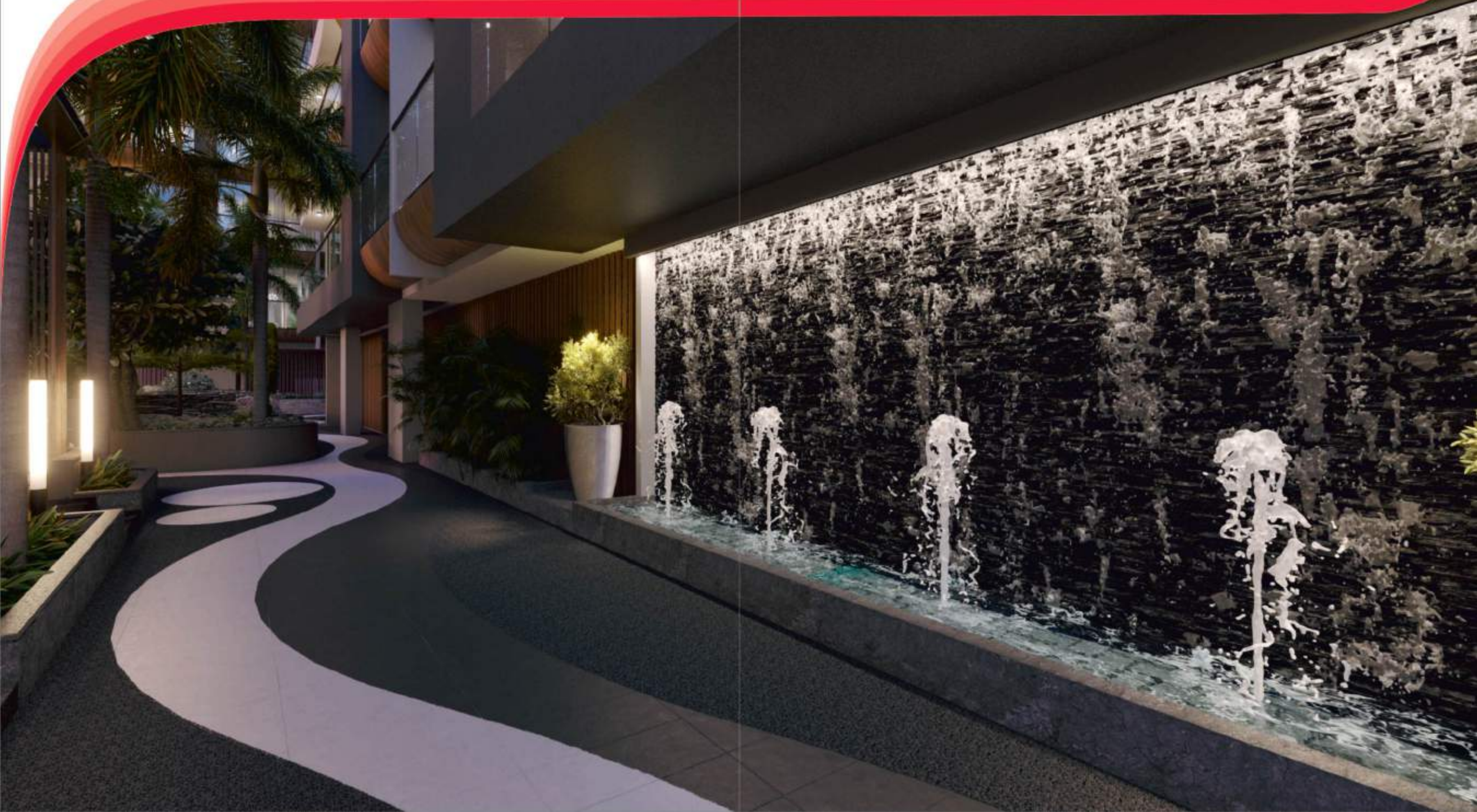


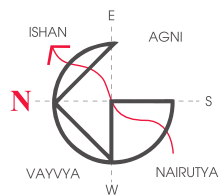
PARTY LAWN





WALKWAY





LEGENDS

- 01. ENTRY
- 02. BASEMENT ENTRY
- 03. RECEPTION
- 04. LIFT FOYER
- 05. PARKING
- 06. WASH
- 07. DRIVER SITTING
- 08. SERVANT ROOM
- 09. TOILET
- 10. BASEMENT EXIT
- 11. DRIVE WAY
- 12. EXIT

ADDITIONAL VALUE ADDED AMENITIES

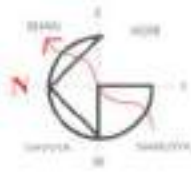
- 01. GYM LOUNGE
- 02. CARDIO
- 03. WEIGHT LIFTING
- 04. AEROBICS
- 05. MALE LAVATORY
- 06. MALE SHOWER
- 07. MALE CHANGE ROOM
- 08. MALE VANITY
- 09. MALE LOCKER
- 10. FEMALE LAVATORY
- 11. FEMALE SHOWER
- 12. FEMALE CHANGE ROOM
- 13. FEMALE VANITY
- 14. FEMALE LOCKER
- 15. MALE MASSAGE ROOM
- 16. MALE STEAM
- 17. MALE JACUZZI
- 18. FEMALE MASSAGE ROOM
- 19. FEMALE STEAM
- 20. FEMALE JACUZZI
- 21. SPA LOUNGE
- 22. BANQUET HALL
- 23. KITCHEN
- 24. STORE

- 25. WASH
- 26. GAME ZONE
- 27. TODDLER SPLASH POOL
- 28. KIDS ZONE
- 29. OFFICE

CAMPUS AMENITIES

- 01. TODDLER PLAY AREA
- 02. PARTY LAWN
- 03. STAGE
- 04. WATER GAZEBO
- 05. LAWN AREA
- 06. SITTING
- 07. FOUNTAIN
- 08. GAZEBO
- 09. SWING GAZEBO
- 10. WATER BODY
- 11. SKATING RINK
- 12. OUT DOOR GYM
- 13. FLORAL ZONE
- 14. GAZEBO FOR SENIOR CITIZEN
- 15. WALKWAY AROUND LANDSCAPE
- 16. WOMEN SITTING
- 17. BOX CRICKET

NOTE :-
All amenities shown here in red color, are not part of standard specification of this project but it shall be provided by Raghuvir Developers & Builders on free of cost basis for further value addition to the project. These amenities may get changed or cancelled only if more than 70% members of the society demand such changes (if possible). In case of cancellation of said value added amenities, Raghuvir Developers & Builders is not bounded to pay any types of compensation as it is being provided free of cost.



ENTRY

≈ 60' WIDE ROAD



≈ 40' WIDE ROAD

EXIT

Note:
Mentioned flat numbers in plan are for first floor only.
First digit of flat number varies as per floor number.

4-BHK

Typical Floor Plan

A BUILDING
Typical Floor Plan



D BUILDING
Typical Floor Plan



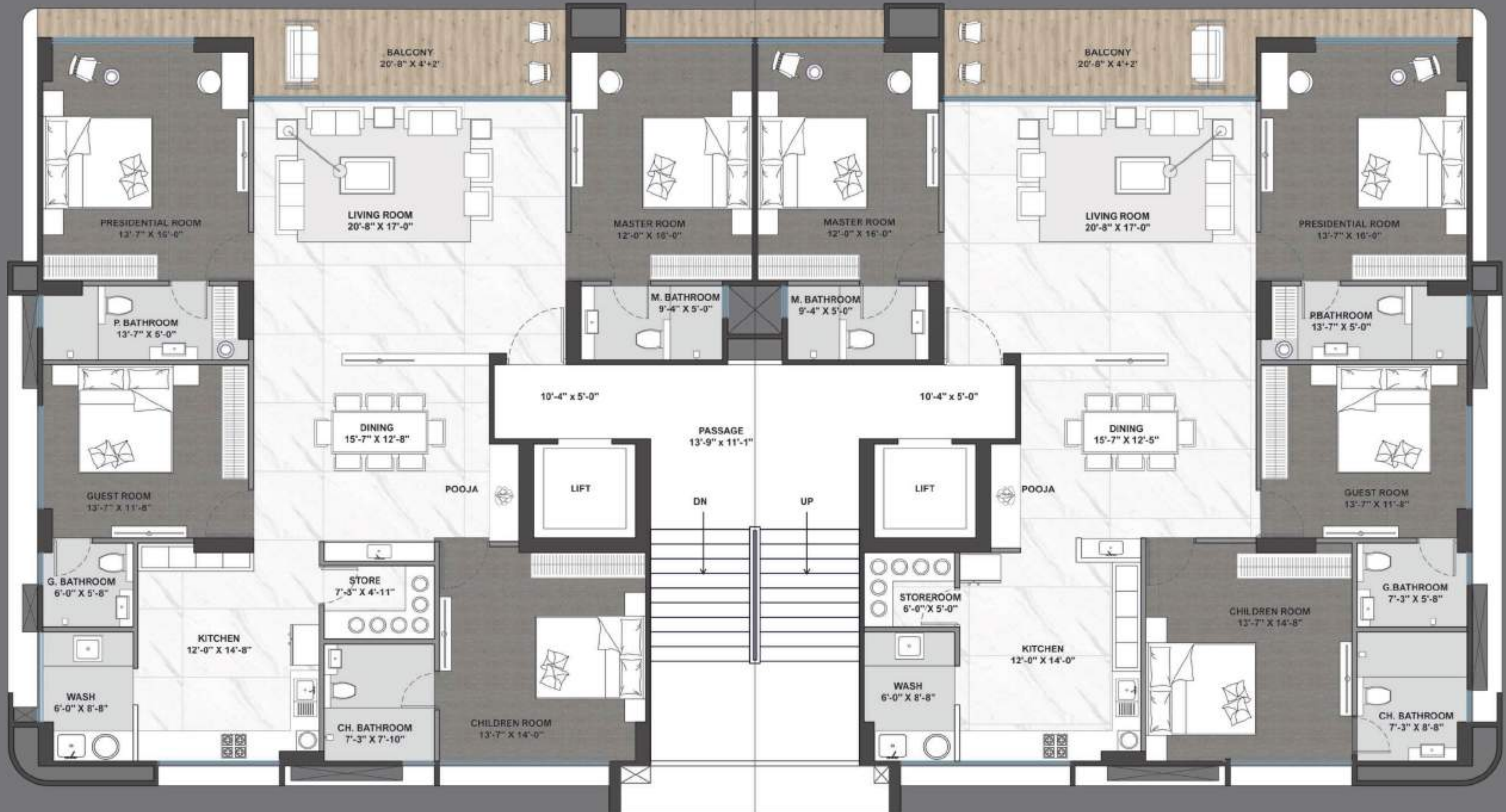
4-BHK

Typical Floor Plan

BC BUILDING
Typical Floor Plan



EF BUILDING
Typical Floor Plan





SHOW FLAT

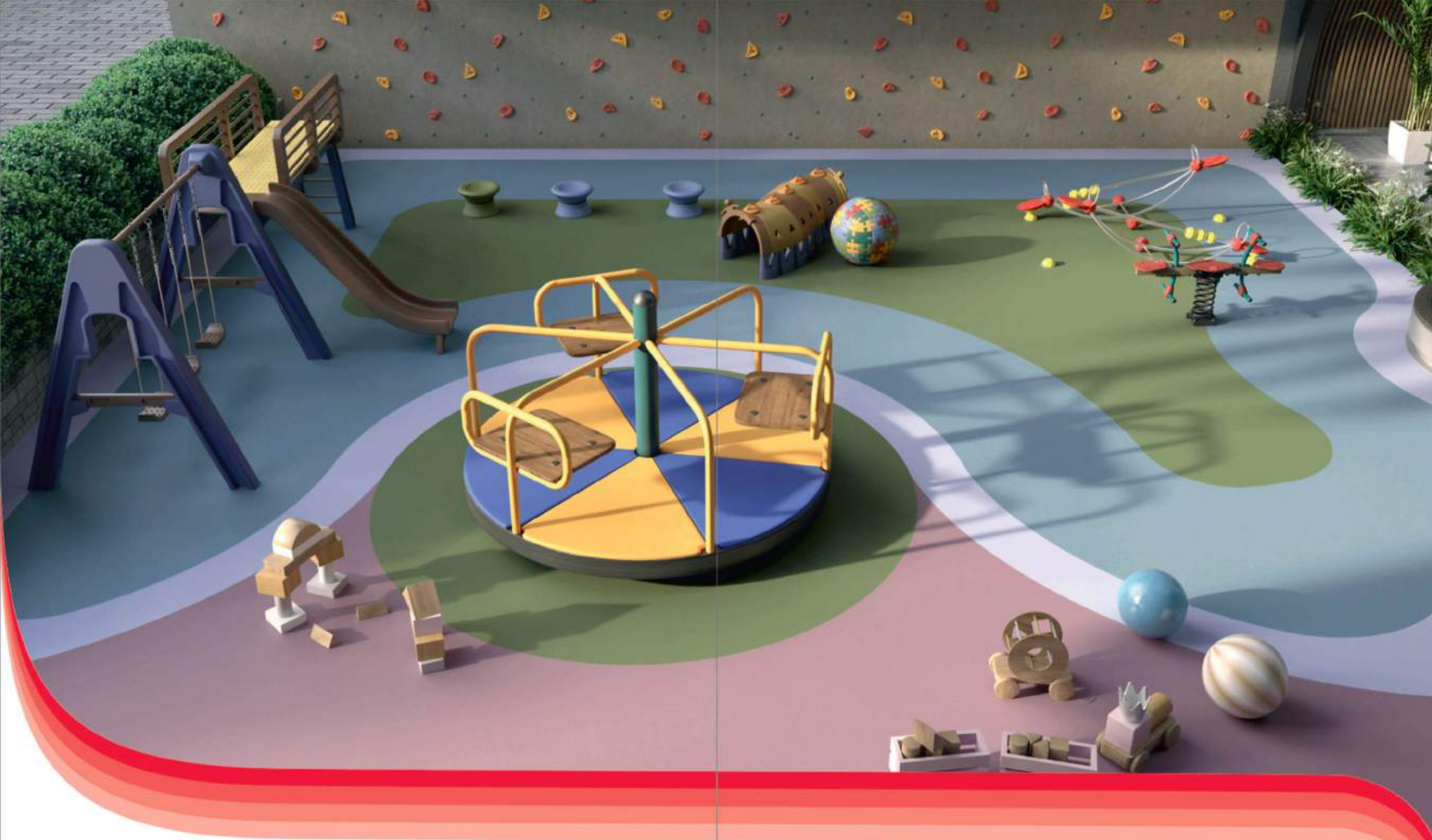




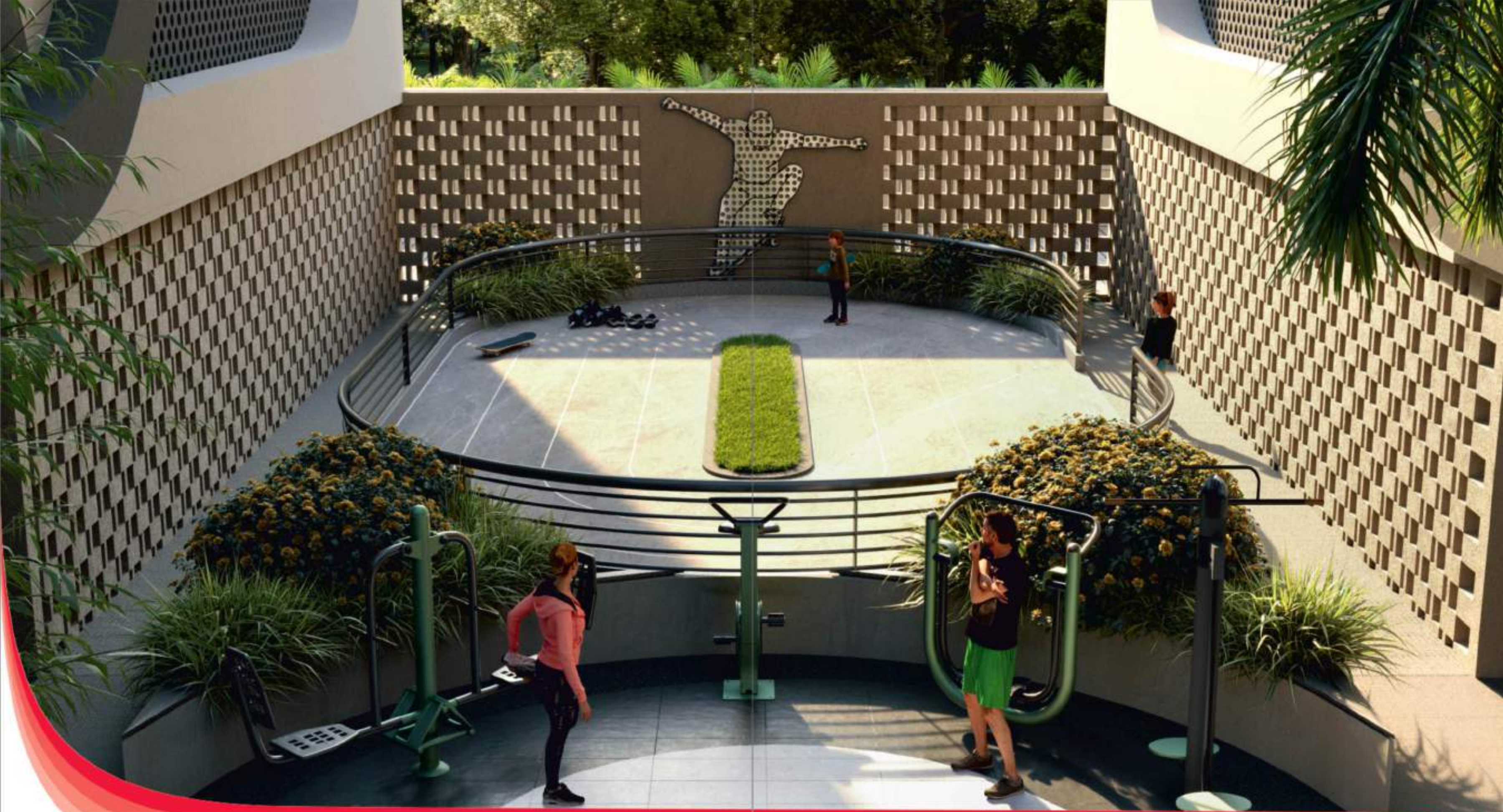
WATER GAZEBO



KIDS ZONE



TODDLER PLAY AREA



SKATING RINK



OUTDOOR GYM



BOX CRICKET





WOMEN SITTING

An aerial photograph of a modern apartment complex named Spelito. The complex consists of several tall, rectangular buildings with light-colored facades and dark window frames. The buildings are arranged in a cluster, with some featuring unique architectural details like curved balconies and decorative panels. The complex is surrounded by lush greenery, including trees and a large lawn. A road with a few cars is visible in the foreground. The overall scene is bright and sunny, suggesting a clear day.

Beautiful look

Explore and experience an esteemed lifestyle that awakens the feeling of price. Spelito has spectacular architecture featuring the finest 4 bhk living. This will be the home that you will cherish in for their eye-grabbing formation right from the classic exteriors itself.

Raghuvir
Spelito



PROJECT GUIDELINE

- No. Of Buildings : 6
- No. Of Floors Per Building : 13
- Flats Per Each Floors : 2
- No. Of Flats In Each Building : 26
- No. Of Flats In Project : 156
- Location On $\approx$ 60ft. wide main Road & 40ft. wide road (backside)

COMMON FEATURE

PANORAMIC LANDSCAPE ZONE

- Gazebo for senior citizen
- Glorious fountain
- Walkway around the landscape
- Exotic Flowers and creepers zone
- Women sitting
- Toddler's play area
- Skating rink
- Outdoor gym
- Swing gazebo
- Net Cricket

GAME ZONE

- Table Top Games Zone
- Carom
- Chess
- Billiards
- Uno
- Indoor Kids Zone

FITNESS ZONE

- Unisex gym
- Toddler Splash Pool

CELEBRATION ZONE

- Multipurpose Hall with Kitchen
- Dining area
- Washrooms
- Outdoor party lawn

CAMPUS FEATURES

ALLOTTED PARKING

- Assured two car parking for each flat (in basement)
- Provision of common electric point for EV cars.

ENTRANCE GATE

- Separate entrance gate for entry on 60 feet and exit on 40 feet wide T.P. road
- Security Cabin
- Well designed project name plate

SECURE PREMISES

- Compound wall around the campus with provision of light points
- Boom barrier at gate
- 24 hour recording system for camera in common area
- Intercom connectivity to all flats, reception & main gate

ROAD

- Well finished Paver block/R.C.C road

WATER RECHARGE

- Percolating bore-well for rain water harvesting

BUILDING FEATURES

WELCOMING AREA

- Decent interior reception
- Guest waiting lounge with sofa and attachery
- Decent name plate of flat holders
- C.C.T.V. camera with 24 hours recording system for resident's safety
- Notice Board

VERTICAL CONNECTIVITY

- Two automatic elevators of multinational company or equivalent
- Intercom in lift cabin to ground floor
- Lift with S.S. cabin
- Vitrified tiles for lift cladding (passage side).
- Staircase finished with tile or granite.

GENERATOR FACILITY

- Branded generator with 8 normal points in each flat & in common area for lift, water pumps, common passages & parking lights.

UNIT SPECIFICATION

FLOORING

- Italian type tile flooring in living, kitchen & dining
- Tiles flooring in all other rooms

KITCHEN

- 'L' shaped granite platform with S.S. Sink
- Tiles up to lintel level
- Common wash basin with tiles over dedo
- Stone racks for store
- Provision of plumbing point for water purifier

WASH

- Vitrified tile for dedo & flooring
- Electric points for geyser and washing machine in wash.

BATHROOM

- Bath fittings with single lever diverter by standard brand
- Tiles up to lintel level over dedo & floor
- Wall hung water closet with seat cover
- Wall hung wash basin
- Provision for hot water in shower and basin.

ELECTRIFICATION

- ISI standard modular switches
- Copper/Aluminium concealed wiring
- M.C.B. in individual flat for safety
- Two way light (1) & fan (1) points in living and all bedrooms
- 5A/15A electric points for electronic gadgets
- Electric points for A.C. in living and all bedrooms
- Electric Points for T.V. in living

WINDOWS

- Anodized/Powder coated aluminium section with reflective glass for heat protection
- Polished granite/tiles sills
- Full height window in hall

DOOR

- Pinewood main door frame
- Main door with laminate (front) along with handle and safety lock

PLUMBING

- I.S.I. brand CPVC & UPVC plumbing & drainage piping
- Provision of central plumbing system for hot water (flat wise)

ENAMEL

- Finished putty on internal walls of a flat
- Texture on external wall (as per elevation requirement) of the building with acrylic water based paint

DOCUMENTATIONS

TITLE

- Loanable clear title
- Registered sale deed for individual members
- Building Use Certificate (B.U.C.)
- Airport N.O.C.
- Lift Licence
- Fire N.O.C.
- EC Certificate

STRUCTURAL DESIGN

- Considering last earth quake

FIRE SAFETY

- Fire safety provision as per N.O.C.

A diagram of a cyclone with a central low-pressure area. Arrows indicate wind directions: from the North (N) towards the center, from the East (E) towards the center, from the South (S) away from the center, and from the West (W) away from the center. The diagram illustrates the inward flow of air towards the center of the low-pressure system.



* Any amendments in rules & regulations will be passed by all members. * All expenses of legal documents like stamp-duty, registration fees, GST, advocate fees, BMC taxes and many other charges like security maintenance, safety (gas), incidental charges (drainage, water supply, E, etc.) gas connection, electric connection charges (IGB charges, cabling etc.) including material & labour cost are to be borne by members. * Except for internal charges and not to be passed. * Before presentation, executor of club need a compulsory. * Members are bound to pay installments regularly & irregularly in payment may cause cancellation of booking. * Developers reserves right of making any changes in the scheme & it shall be bound to all members. * The booklet is only for private circulation and for general information to all the members & shall not form a part of any agreement. It can be changed without prior notice. * The prior designation work/lighting/interior/ architectural presentation /agrees & structure measurements etc. shown in this brochure is put for the purpose of presentation/ explanation to the members. It is not part of the standard specification of the project and is not without furtherance (Booklet Printed in Feb 2020).